

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT**

**December 18, 2003
MEETING NO. 13-03**

APPLICATION: HDC03-0270

DATE FILED: October 31, 2003

**APPLICANT/
OWNER:** Charles Gagnon
314 W. Montgomery Ave.
Rockville, MD 20850



PROPERTY DESCRIPTION:

This 2 ½ story “L”-shaped Victorian cottage faces north on West Montgomery Avenue and is a contributing resource to the West Montgomery Avenue Historic District. It was built in 1887.

PREVIOUS ACTIONS AT THIS ADDRESS:

HDC98-0125	Install picket fence to enclose rear yard, approved 7/21/98
HDC95-0068	Construct garage, approved 3/21/95
HDC93-0035	Addition to and renovation of structure, approved 10/19/93

REQUEST: The Applicant requests a Certificate of Approval to install a pre-fabricated 8’ by 12’ shed in rear yard. The shed will be on skids on grade with no footings and with an asphalt shingle roof and T-111 siding.



314 West Montgomery Avenue

1. Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.

The gabled-ell cottage was a popular style in Rockville the late 19th century. This house is an excellent example of the exterior massing, fenestration, gables and applied stick work decorative detailing which typically existed on vernacular buildings of this era. It was probably constructed by Edwin M. West as part of Veirs' Addition to Rockville.

It served as the home of G. LaMar Kelly, a member of the Rockville City Council for 12 years and Mayor for 6 years. The house was converted to apartments during his residency and was later sold to Chestnut Lodge for patient housing.

2. The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.

Other accessory buildings have been approved for the property. A 1985 survey form indicates that there was a shed on the property at that time. A garage was approved in 1995 but was not built. The shed will be located behind a short picket fence and to the rear of the existing driveway, and will not be a prominent feature as viewed from the right-of-way.



Proposed Location of Shed

3. The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.

The shed will be painted to match the colors of the house and the roof will be asphalt, as exists on the house. It is an easily removable feature and does not have any impact on the physical integrity of the historic resource. The shed will be small (96 square feet) in proportion to the lot

size (14,374 square feet), and will be situated to the rear of the property. It appears to meet the development standards for accessory buildings in the R-90 zone. Footings are not required for sheds that are less than 144 square feet in area.

4. To any other factors, including aesthetic factors, which the Commission deems to be pertinent.

STAFF RECOMMENDATION: Staff recommends that the HDC recommend approval to install an 8' by 12' painted wood shed in the rear yard at 314 West Montgomery Avenue with the condition that it meets all zoning and building code requirements of the City of Rockville and the development standards for accessory buildings in the R-90 zone including:

- Minimum 3-foot side and rear setbacks
- Lot coverage not to exceed 25%
- One-story with a 15' maximum height

Staff's recommendation is based on the following of the Secretary of the Interior's Standards for Rehabilitation:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment; and
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.